

098.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,228,400 / 1,228,400

1,228,400 / 1,228,400

ASSESSED: 1,228,400 / 1,228,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TOWLE ANNE E/TRUSTEE	
Owner 2: ANNE E TOWLE REVOCABLE TRUST	
Owner 3:	

Street 1: 50 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TOWLE NORMAN E & ANN E -

Owner 2: -

Street 1: 50 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 18,467 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2543 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18467		Sq. Ft.	Site		0	70.	0.63	4			Ledge	-5	Golf co	25			809,642						809,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							18467.000		418,800				809,600		1,228,400							
Total Card							0.424		418,800				809,600		1,228,400		Entered Lot Size					
Total Parcel							0.424		418,800				809,600		1,228,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		483.05		/Parcel: 483.0				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										098.0-0009-0001.0		Prior Id # 1: 64085										
2020	101	FV	418,800	0	18,467.	809,600	1,228,400	1,228,400	Year End Roll			12/18/2019	Prior Id # 2:									
2019	101	FV	334,900	0	18,467.	809,600	1,144,500	1,144,500	Year End Roll			1/3/2019	Prior Id # 3:									
2018	101	FV	344,200	0	18,467.	694,000	1,038,200	1,038,200	Year End Roll			12/20/2017	Prior Id # 1:									
2017	101	FV	344,200	0	18,467.	647,700	991,900	991,900	Year End Roll			1/3/2017	Prior Id # 2:									
2016	101	FV	344,200	0	18,467.	555,200	899,400	899,400	Year End			1/4/2016	Prior Id # 3:									
2015	101	FV	322,800	0	18,467.	497,400	820,200	820,200	Year End Roll			12/11/2014	ASR Map:									
2014	101	FV	322,800	0	18,467.	460,300	783,100	783,100	Year End Roll			12/16/2013	Fact Dist:									
2013	101	FV	322,800	0	18,467.	438,900	761,700	761,700				12/13/2012	Reval Dist:									

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
7/19/2006	602	Re-Roof	12,000			G8	GR FY08			9/25/2018	Meas/Inspect	BS	Barbara S						
12/15/1997	754		25,000					12X12 ADD-REM FAM		6/17/2009	Measured	189	PATRIOT						
11/20/1997	706		3,000					12X12 FOUNDATION		10/19/1999	Measured	264	PATRIOT						
										12/1/1981		KM							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	1T - 1 & 3/4 Sty	Total: 1		Full Bath: 1	Rating: Good			A Bath:	Rating:									
(Liv) Units: 1				3/4 Bath: 1	Rating: Average			A 3QBth:	Rating:									
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:			A HBth:	Rating:									
Frame: 1 - Wood				A OthrFix:	Rating:													
Prime Wall: 4 - Vinyl																		
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: B- - Good (-)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1939	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other										
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	7	3							
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC: 100																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 098-0-0009-0001.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:			Total Special Features:							Total:						